

anders surveyors company limited
安國測量師行有限公司

Our Ref : AS-Land-0869 (U6)

**S.16 Application for Proposed Shop and Services Use -
Unit 6 on Ground Floor W668, No. 676 Castle Peak Road, Kowloon**

Anders Surveyors Company Limited

December 2024

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1. EXECUTIVE SUMMARY

Executive Summary

This planning statement is prepared in support of a S.16 application for a proposed Shop and Services Use at Unit 6 on Ground Floor W668, No. 676 Castle Peak Road, Kowloon. The area of the application premises is about 36.33sq.m..

The application premises is proposed to be use for Shop and Services and it falls within "Other Specified Uses (Business 1)" ("OU(B)1") zone on the approved Cheung Sha Wan Outline Zoning Plan No.S/K5/39. It is the entire Unit 6 on Ground Floor of W668.

Access to the application premises is via a pedestrian access from Castle Peak Road. There is a loading and unloading bay located on the ground floor of the building.

The proposed use complies with the requirements stated in the Town Planning Board Guidelines for Development Within "OU(B)1" Zone (TPB PG-No. 22D) and it is compatible with the surrounding land uses. The proposed development will not cause any adverse environmental impact or fire hazard.

Having considered the above, we would be grateful that the members of the Town Planning Board will give favourable consideration to approve this application.

行政摘要

本計劃書是為支持一份 S.16 申請而準備的，該申請旨在於九龍青山道 676 號 W668 地下 6 號單位進行擬議的商店及服務行業用途。申請處所的面積約為 36.33 平方米。

申請處所擬議作商店及服務行業，現位於長沙灣分區計劃大綱核准圖編號 S/K5/39 上的「其他指定用途」註明「商業 1」。這是 W668 地下 6 室的整個範圍。

申請處所可經由青山道進入處所。大樓地下設有裝卸區。

建議的用途符合「其他指定用途」註明「商業 1」地帶內進行的發展，城市規劃委員會規劃指引，規劃指引編號 22D 的規定，並與周圍的土地用途相容。建議的發展計畫不會造成任何不利的環境影響或火警危險。

考慮到上述情況，我們懇請城市規劃委員會成員對此申請給予有利的考慮並予以批准。

2. INTRODUCTION

The registered owner of Unit 6 on Ground Floor W668, No. 676 Castle Peak Road, Kowloon, Golden Honour Asia Investment Limited (the applicant), instructed Anders Surveyors Company Limited to submit a S.16 application to the Town Planning Board (TPB) for proposed Shop and Services Use at Unit 6 on Ground Floor W668, No. 676 Castle Peak Road, Kowloon (“the application premises”).

Located on ground level of W668, the application premises falls within “Other Specified Uses (Business 1)” (“OU(B)1”) zone on the approved Cheung Sha Wan Outline Zoning Plan (OZP) No.S/K5/39 gazetted on 7 February 2023. In the “OU(B)” zone, “Shop and Services” use fall within Column 2 use and planning permission for such uses are required from the TPB. The application premises has a floor area of about 36.33 sq.m..

3. SITE CONTEXT

3.1 LOCATION

The application premises consists of Unit 6 on Ground Floor W668, No. 676 Castle Peak Road, Kowloon (the Remaining Portion of New Kowloon Inland Lot No. 2598). W668 is abutting onto Castle Peak Road. Location Plan is attached at Appendix 1.

3.2 LAND STATUS

The application premises has a total floor area of about 36.33 sq.m.. It falls within Cheung Sha Wan Town Lot No. 385 and the lot is restricted to be used for industrial purpose.

Upon the S.16 town planning approval is sought, the applicant will apply to Lands Department for a temporary waiver for the proposed uses.

3.3 TOWN PLANNING

The application premises falls within “Other Specified Uses (Business) 1” “OU(B)1”) zone on the approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/39 gazetted on 7 February 2023. According to the Notes of the OZP, the planning intention of the “OU(B)” zone is “primarily for general business uses.”

“Shop and Services” falls within Column 2 of the planning notes of the OZP and therefore planning permission for such uses from the Town Planning Board is required. The relevant OZP is shown in Appendix 2.

3.4 CURRENT CONDITION

The application premises is currently vacant. The application premises, with a total floor area of about 36.33 sq.m., abutting onto Castle Peak Road.

3.5 ADJACENT LAND USES

This part of Cheung Sha Wan is experiencing transformation from traditional industrial area to business/commercial area. To the northern side of the application premises, there is a big piece of land namely New Kowloon Inland Lot No. 6505 sold to a private developer in February 2017 for non-residential use and there is another site to the north-eastern side of the application premises under industrial redevelopment pilot scheme project of Urban Renewal Authority namely 777 – 783 Yu Chau West Street. When completed, this site will be an office building and retail facilities.

In recent years, due to the restructuring of the Hong Kong economy, there are more and more office / commercial activities in the neighbourhood. Amongst the other well established industrial areas in Hong Kong, there are more and more office buildings and residential buildings developed or undergoing construction i.e., Portas (a commercial building at King Lam Street, Cheung Sha Wan, Kowloon. New World Development is the developer), NCB Innovation Centre (a commercial building at Lai Chi Kok Road, Cheung Sha Wan, Kowloon. New World Development is the developer), 83 Wing Hong Street (a commercial building at Wing Hong Street, Cheung Sha Wan, Kowloon. New World Development is the developer). Demand for commercial spaces is getting imminent.

Within the “Other Specified Uses (Business)” zone, the surrounding areas have transformed into industrial-office buildings and shopping arcades, such as Sing Shun Centre at No. 495 Castle Peak Road, D2 Place and D2 Place TWO.

3.6 ACCESSIBILITY

Currently, the access to the application premises can be made from the entrance at Castle Peak Road. Floor Plan of the application premises is attached at Appendix 3.

The application site is easily accessible by public transportation. Cheung Sha Wan MTR Station is within 5 minutes walking distance from the application premises and buses and mini buses are available along Castle Peak Road.

3.7 TRIP ANALYSIS

As the Application Premises aims to serve the local shoppers only, the applicant anticipate no shoppers would drive from other regions to shop at the application premises. In addition, the loading and unloading activity would be targeted to take place during non-peak hours. In the worst case scenario, the application estimates traffic generation for the Application Premises as follows:-

Traffic Generation Estimates for the Application Premises (pcus/hour)

Unit	AM Peak		PM Peak	
	Generation	Attraction	Generation	Attraction
Application Premises	1	1	1	1

4. DEVELOPMENT PROPOSAL

4.1 THE PROPOSED USES

The application premises, with an area of 36.33 sq.m., is proposed to be used for shop and services use purpose.

The application premises is a ground unit located on the W668. Access to the application premises is via a pedestrian access from Castle Peak Road. There is a loading and unloading bay located on the ground floor of the building.

With its direct access from the street level, the proposed Shop and Services Use will be separated from the industrial activities within W668.

4.2 COMPATIBILITY OF LAND USES ON GROUND FLOOR OF THE BUILDING

According to Town Planning Board Guidelines for Development within "Other Specified Uses (Business)" Zone (TPB PG-No.22SD), owing to fire safety concern, shop and services uses are restricted to ground floor, and the aggregate

commercial floor areas on the ground floor should not exceed 460 sq.m. in an existing industrial building with sprinkler systems.

The limits on commercial floor area do not apply to uses which are ancillary to or for the purposes of supporting the industrial activities and the routine activities of the workers in the industrial or I-O building.

The applicant, who is the sole owner of the whole unit located on the ground floor Unit 6 of W668, will ensure no incompatible industrial uses adjacent to the application premises.

4.3 PLANNING JUSTIFICATIONS

THE PLANNING INTENTION OF THE “OU(B)” ZONE

The application site falls within “OU(B)” zone on the approved Cheung Sha Wan Outline Zoning Plan No. S/K5/39 gazetted on 7 February 2023. According to the OZP of the “OU(B)” zone is “intended primarily for general business uses.”

According to the Explanatory Statement of the OZP, “as it is not possible to phase out existing polluting and hazardous industrial uses all at once, it is necessary to ensure compatibility of the uses within the same industrial or I-O building and in the Cheung Sha Wan Industrial/Business area until the area is transformed to cater for the new non-polluting business uses.

According to TPB Guidelines for Development Within “OU(B)” Zone (TPB PG-No.22SD), “OU(B)” was introduced to allow maximum flexibility in the use of existing industrial and industrial-office (I-O) buildings for both commercial and clean industrial uses. The planning intention of the zone is primarily for general employment uses.

The proposes uses, including shop and services uses, will be in compliance with the planning intention of the zone to phase out industrial uses in Cheung Sha Wan district, allow for general business uses and create employment for more than 10 job opportunities.

TPB GUIDELINES FOR DEVELOPMENT WITHIN “OU(B)” ZONE

According to TPB Guidelines for Development Within “OU(B)” Zone (TPB PG-No.22SD), owing to fire safety concern, shop and services uses are restricted to ground floor, and the aggregate commercial floor areas on the ground floor should not exceed 460 sq.m. in an existing industrial building with sprinkler systems.

Furthermore, separate means of escape should be available for the commercial portion.

The application premises is equipped with sprinkler system. It has a total floor area of about 36.33 sq.m., to abide by the TPB PG-No.22SD, it does not exceed the permitted aggregate commercial floor area of 460 sq.m..

COMPATIBLE WITH LAND USES

The applicant, who own the whole Unit 6 of ground floor unit of W668, intend to renovate the unit for commercial uses or uses which are ancillary to the industrial activities and support the demand for commercial spaces in this part of Cheung Sha Wan district.

In line with the planning intention to phase out industrial activities, no polluting and hazardous industrial uses will be allowed upon completion of the renovation work. The proposed Shop and Services Use will therefore reduce industrial activities within the neighbourhood.

W668, where the application premises is located, is surrounded by a number of industrial or office buildings, such as D2 Place, D2 TWO, Law’s Commercial Plaza, Cheung Sha Wan Plaza, Portas, NCB Innovation Centre and 83 Wing Hong Street, as well as residential developments such as Banyan Garden, Liberte, the Pacifica and Aqua Marine. To cope with the changing economy, there are a number of ground floor units within existing industrial buildings turned into retail or service trade uses. In this connection, the proposed uses at the application premises are very compatible with the surrounding land uses.

NO ADVERSE ENVIRONMENTAL IMPACT

When compared with other industrial operations, which are always permitted at the application premises, the proposed shop and services purposes that will not cause any environmental pollution.

APPROVAL OF SIMILAR APPLICATION

There are similar application for commercial uses approved by the TPB that fall within the same “OU(B)” zone on the Cheung Sha Wan (KPA 5) OZP.

The following table outlines the similar applications in the past years. There are following precedent cases (11 cases) since January 2020.

	<u>Applicant No.</u>	<u>Application Premises</u>	<u>Applied Use</u>	<u>Decision Date</u>	<u>Decision</u>
1	A/K5/819	Units Nos. 1 (Portion) and 2 (Portion), G/F, Lai Cheong Factory Building, 479-479A Castle Peak Road, Cheung Sha Wan, Kowloon	Shop and Services (Fast Food Counter)	26-Jun-2020	Approved with condition(s)
2	A/K5/831	Portion of Unit A, G/F, Wing Hong Factory Building, 777-783 Yu Chau West Street, Cheung Sha Wan, Kowloon	Proposed Shop and Services	12-Mar-2021	Approved with condition(s)
3	A/K5/835	Portion of Workshop A4, G/F, Block A, Hong Kong Industrial Centre, Nos. 489-491 Castle Peak Road, Lai Chi Kok, Kowloon	Proposed Shop and Services (Fast Food Counter and Local Provisions Store)	27-Aug-2021	Approved with condition(s)

4	A/K5/837	Portion of Workshop C3, G/F, Block C, Hong Kong Industrial Centre, Nos. 489-491 Castle Peak Road, Lai Chi Kok, Kowloon	Shop and Services	24-Sep-2021	Approved with condition(s)
5	A/K5/850	Workshop No.1, G/F, Vogue Centre, No. 696 Castle Peak Road, Kowloon	Shop and Services	2-Jun-2022	Approved with condition(s)
6	A/K5/852	Portion of Workshop A2, G/F, Block A, Hong Kong Industrial Centre, Nos. 489-491 Castle Peak Road, Lai Chi Kok, Kowloon	Proposed Shop and Services (Fast Food Counter and Local Provisions Store)	29-Jul-2022	Approved with condition(s)
7	A/K5/854	Workshop C12, G/F, Block C, Hong Kong Industrial Centre, 489- 491 Castle Peak Road, Cheung Sha Wan, Kowloon	Shop and Services (Showroom for Garments and Accessories)	31-Mar-2023	Approved with condition(s)
8	A/K5/859	Flat B (Portion), G/F, Ka Ming Court, 688 Castle Peak Road, Cheung Sha Wan, Kowloon	Proposed Shop and Services	22-Sep-2023	Approved with condition(s)
9	A/K5/860	Workshop C1 (Portion), G/F, Block C, Hong Kong Industrial Centre, 489-491 Castle Peak Road, Kowloon	Shop and Services	22-Sep-2023	Approved with condition(s)
10	A/K5/864	Factory Nos. 1C (Part), 1D and 1E, G/F, Elite Industrial Centre, 883 Cheung Sha Wan Road, Kowloon	Shop and Services (Fast Food Counter)	26-Jan-2024	Approved with condition(s)
11	A/K5/865	Factory No. 2, G/F, Elite Industrial Centre, 883 Cheung Sha Wan Road, Kowloon	Shop and Services	26-Jan-2024	Approved with condition(s)

5. CONCLUSIONS

The proposed uses on the Unit 6 of ground floor of W668 provides impetus to phase out industrial activities in the area and encourage adaptive reuse of the building for non-polluting business uses to meet the planning intention of the "OU(B)" zone in Cheung Sha Wan District.

It is an improvement from environmental point of view to phase out existing industrial use to help transform the old industrial area of Cheung Sha Wan to bridge the demand for commercial and business spaces.

The proposed uses is in line with the planning intention of the area, fully complies with the relevant TPB guidelines and is compatible with the surrounding area. Approval of similar applications is not unprecedented.

In view of the above, members of the Town Planning Board are requested to give favourable consideration to the application.